

Vision North San Jose

- ***Create Premier Silicon Valley Corporate Center***
 - *Concentrate development along LRT line and near Airport*
 - *Add 26.7 million square feet*
 - *Integrate retail uses*
- ***Transportation Improvements***
 - *\$520 million (estimated)*
 - *To be financed by improvement district and development fees*
- ***New Area Development Policy and EIR***



Transportation Improvements



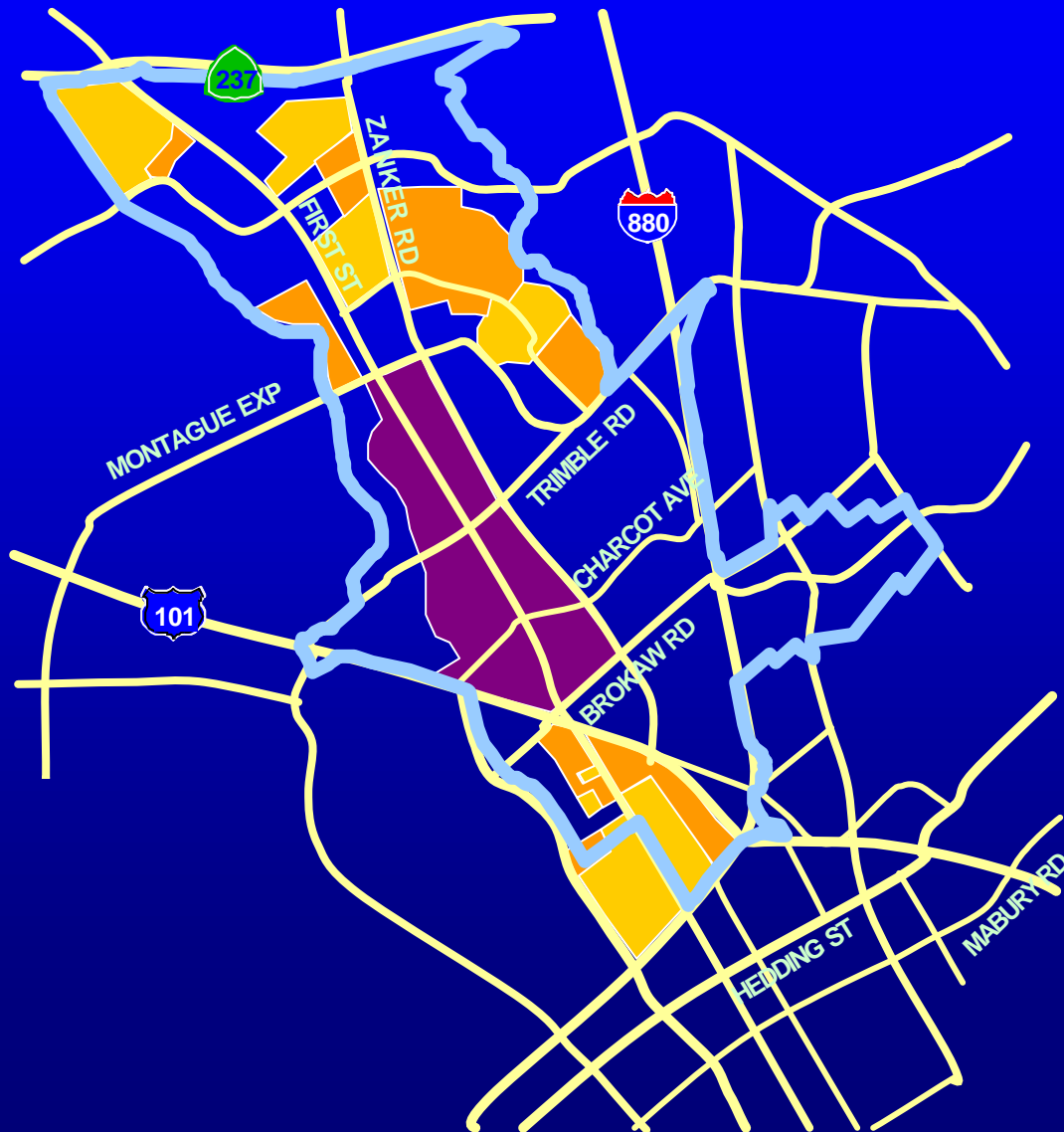
■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

■ Other Improvements

- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

Residential Development



■ ***Existing Residential Areas***

- 8,000 Units

■ ***New Residential Overlay Areas***

- 400 acre area for potential residential and supporting uses

- Conversion of up to 285 acres for residential use

- Minimum net density of 55 DU/AC for 200 Acres

- Minimum net density of 90 DU/AC for 85 Acres

■ ***Industrial Core Area***

- Opportunity for industrial/residential mixed-Use development.

Proposed Mitigations

■ ***Funding Vital Improvements to Allow FAR Increase***

- ***City Contribution = \$30 million***
- ***Prospective State & Other Funding = \$28 million***
- ***Development Contribution = \$460 million***
- ***Fair-share funding mechanism based upon trip generation***
- ***Distributed over 49,325 Total Trips = \$9,326 per trip***
- ***Built-in escalation (3.5% per year)***
- ***Direct Fee Payment or Formation of Financing District***

■ ***Industrial Development (26.7 Million Square Feet):***

Proposed Fee = \$10.44 per square foot

■ ***Residential Development (32,000 Units):***

Proposed Fee (Single-family) = \$6,994 per unit

Proposed Fee (Multi-family) = \$5,596 per unit

■ ***Supporting Commercial Uses (1.4 Million Square Feet)***

No Fee

Development Phasing / Implementation

■ ***Phase 1***

- *Up to 7 Million sq. ft. of Industrial*
- *Up to 8,000 Residential Units*

- *US 101 / Trimble*
- *Montague Widening*
- *First Street / Montague*
- *First Street / Charcot*
- *First Street / Metro*
- *First Street / Trimble*

- *Montague / Trimble*
- *Old Oakland / Montague*
- *Trade Zone / Montague*
- *Brokaw / Bering*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 2***

- *7 to 14 Million sq. ft. of Industrial*
- *8,000 to 16,000 Residential Units*

- *Charcot Overcrossing*
- *Zanker Widening*
- *Zanker / Montague*

- *Zanker / Trimble*
- *Zanker / Brokaw*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 3***

- *14 to 21 Million sq. ft. of Industrial*
- *12,000 to 24,000 Residential Units*

- *First Street / 237*
- *Zanker / Tasman*
- *Zanker / Charcot*

- *Junction / Charcot*
- *McCarthy / Montague*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 4***

- *21 to 26.7 Million sq. ft. of Industrial*
- *16,000 to 32,000 Residential Units*

- *Zanker / Skyport Connection*
- *Mabury Interchange*

- *Transit/Bicycle/Pedestrian*

Schedule

- **Public Outreach** **October 2004 – May 2005**

- **Environmental Review**
 - **Traffic Analysis** **Draft Completed January 2005**
 - **EIR Public Circulation** **March – April 2005**

- **Products**
 - **Program EIR** **May/June 2005**
 - **Area Development Policy (Updated)** **June 2005**
 - **General Plan Amendments** **June 2005**
 - **Zonings** **Subsequent**

- **Public Hearing Schedule**
 - **Planning Commission** **May/June 2005**
 - **City Council** **June 2005**

Public Outreach

Date	Event/Organization
Various	Other agency briefings (VTA, Caltrans, other cities)
Various	North San Jose Property Owners
10/06/04 10/07/04 02/16/05	General Plan Community Meeting
10/27/04 12/08/04 01/26/05	SNI Project Area Committee
11/01/04	San Jose Mercury News Editorial Board
11/15/04 01/10/05	Berryessa Community Action Council
11/16/04 11/29/04	San Jose Business Journal Briefing
11/19/04	Developer Roundtable (Planning)
11/30/04	Council District 6 Community Meeting
11/30/04	NSJ EIR Scoping Meeting
12/02/04	Citywide Public Meeting (City Hall)
12/08/04	Downtown Association

Public Outreach

Date	Event/Organization
12.02/04	Developer Stakeholders (Public Works)
01/04/05	Silicon Valley Manufacturing Group – Transportation Committee
01/05/05	Home Builders Association
01/07/05	Tri-County Apartment Association
01/10/05	Silicon Valley Manufacturing Group – Land Use and Housing Committee
01/11/05	Sierra Club – Land Use Committee
01/14/05	Chamber of Commerce
01/14/05	Housing Action Coalition
02/07/05	Building Better Transportation Committee
02.07.05	Consulting Engineers and Land Surveyors of California
02.09/05	Building Trades Council Board
02/10/05	Housing Advisory Commission
02/14/05	City Council Study Session

Proposed Development Example

Light Rail Corridor - Before



Proposed Development Example Light Rail Corridor - After



Proposed Development Example

Light Rail Corridor - Before



Proposed Development Example Light Rail Corridor - After



Proposed Development Example

Office Park - Before



Proposed Development Example Office Park - After

